

TOWN OF NEWSTEAD – ZONING BOARD OF APPEALS
MINUTES of February 22, 2005

Present: Bill Kaufman
Dave Wakeman
Ike Cummings
John Olaf
Jennifer Heberling, Recording Secretary
Christine Falkowski, Building Administrator

Absent: Corky Keppler

Bill called the meeting to order at 7:35 PM and led the Pledge of Allegiance to the American flag.

Ike motioned to approve the minutes from January 18, 2005, seconded by Dave and all approved.

Public Hearing – Area Variance – Tom Habernack – Barnum Road

Public hearing to consider area variance request of 90' frontage for creation of a 29-acre building lot on Barnum Road. Parcel has 60' of frontage and Code requires 150'. There was no representation or public comment.

Board reviewed prior Town Board minutes pertaining to the flaglot public hearing on 1/24/05.

Dave feels that any roads or driveways must be large enough to allow access by firetrucks and possibly school bus turnarounds.

The Zoning Board of Appeals had these conditions before approving the variance:

1. Single family home only to be built.
2. If more homes were to be built in the future, the flaglot ordinance (soon to be adopted) would have to be followed.
3. All buildings must be a minimum of 50 feet from existing lot lines. (Back yards of other parcels)
4. No structures may be built within the 60' x 233' access portion.
5. Wetlands must be delineated before a building permit is issued.

A motion was made by John to approve the variance with the above mentioned conditions. Seconded by Ike and all approved.

Arrowhead Golf Course

The second (portable) sign has now been removed. The permanent sign distance from the ROW was re-measured & found to be in compliance with Code.

Replacement of Manufactured Homes in Manufactured Home Parks

Discussed Zoning Officer's memo dated 1/27/05. Zoning Board of Appeals agreed that a procedure should be put in place to deal with larger mobile home replacements on non-conforming lots.

Route 5 Rezoning

Board members reviewed photographs from the February 5th Newstead road tour.

Bill motioned to adjourn the meeting at 8:40 PM, seconded by John and all approved.

Respectfully submitted,
Jennifer L. Heberling
Recording Secretary